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**Sent:** 31/01/2020 12:40:04 PM  
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31/01/2020

MR Peter King  
13A Oxford Falls RD  
Beacon Hill NSW 2100  
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**RE: DA2019/1480 - 242 Warringah Road BEACON HILL NSW 2100**

I wish to object to the proposed development application No. DA2019/1480. I consider the proposed development to be a gross over development on the small busy corner site. On one side is Ellis Road, a narrow steep very busy road with no parking. On the other side is Warringah Road, one of the busiest roads 24/7 on the Northern Beaches with no parking 6.00am - 7.00pm M-F and 9.00am - 6.00pm Saturday and Sunday. This corner is already often congested and dangerous to vehicular and pedestrian traffic, particularly but not only at peak hour times. The site is completely unsuitable for the proposed development for these reasons alone.

I am also very concerned about the likely residents of a 12 room boarding house, many of whom I expect would be transient single men, completely out of character with the young family oriented nature of the current neighbourhood. Many nearby households include two or three young children who are obviously vulnerable. The close proximity of a 12 room boarding house is potentially dangerous to young families. This potential danger would be a constant worry to these families. The site is very close to bus stops used by many school children every day.

The plans indicate parking spaces for only 6 residents plus the manager. The other 6 residents, visitors, service providers and other potential co-habitants would need to be parked on the surrounding streets which have very limited legal and safe parking spaces already. The DA notes that visitors, service vehicles, etc. would have to park on Warringah and Ellis Roads. There is no parking on these roads particularly during daylight hours. The conclusion noted in the DA that the proposed development would have no detrimental impact is absurd. Vehicles entering and exiting the property would be potentially very dangerous to pedestrians and other vehicles and add to the existing heavy congestion of the immediate vicinity.

I request that the development proposal be completely rejected.

Peter King.